

THE

Area Plan Commission

of TIPPECANOE COUNTY

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

February 20, 2014
Ref. No.: 14-047

West Lafayette Common Council
509 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2562--GOLDEN PAWS INVESTMENTS, LLC (225 NORTH-WESTERN PD) (CBW to PDMX):**

Petitioner is requesting rezoning on approximately 0.41 acres for a 5-story, mixed-use apartment building containing a maximum of 44 units with 56 bedrooms and approximately 5,200 square feet of ground floor retail. A 24-space surface parking lot is also being provided on-site in addition to 10 spaces being leased in the West Lafayette Public Library's nearby parking garage. The property is located at the southwest corner of Northwestern and North Street, 225 Northwestern Avenue, West Lafayette; Wabash 19 (NW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on February 19, 2014 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from CBW to PDMX. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its March 3, 2014 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Julie White, Golden Paws
Daniel Teder
Casey Rentals
TBIRD
Comcast
Verizon
Duke Energy
Vectren
Frontier Communications
Indiana American Water
Dave Buck West Lafayette Engineer